

**EXHIBITS A AND B:  
DRAFT REHABILITATION AND MAINTENANCE  
PLAN**

Rehabilitation/Restoration Plan for 1036 Vallejo St

|  |                           |           |  |
|--|---------------------------|-----------|--|
| Scope: #1  | Building Feature: Windows |           |  |
| Rehab/Restoration <input checked="" type="checkbox"/>  | Maintenance               | Completed | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: 2017  |                           |           |  |
| Total Cost: \$36,000   |                           |           |  |
| <p>Description of work</p> <p>The current window sashes have rotten wood and leak. The window panes are fogged due to poor sealing of the double panes. We will repair the windows wherever possible or replace with new wood window sashes with true divided lights if repair proves unfeasible.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 9, <i>The Repair of Historic Wooden Windows</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |                           |           |  |

|  |   |           |  |
|--|---|-----------|--|
| Scope: #2  | Building Feature: Seismic upgrade to Foundation |           |  |
| Rehab/Restoration <input checked="" type="checkbox"/>  | Maintenance                                     | Completed | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: 2017  |   |           |  |
| Total Cost : \$27,000  |   |           |  |
| <p>Description of work</p> <p>Seismic upgrade will be done to reinforce the foundation, if necessary.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |   |           |  |

|   |  |           |  |
|---|--|-----------|--|
| Scope: #3   | Building Feature: Wood siding, trim and shingles |           |  |
| Rehab/Restoration <input checked="" type="checkbox"/>   | Maintenance                                      | Completed | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: 2017   |  |           |  |
| Total Cost : \$50,000 for painting, scaffolding and shingle repair  |  |           |  |
| <p>Description of work</p> <p>1036 is one of the first shingle houses to be built in San Francisco, some of the current shingles have cupped or cracked and will be replaced in kind and will be painted to match surrounding shingles. Deteriorated wood siding and trim will be repaired or replaced in kind and painted to match.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>..</p> |  |           |  |

|  |                                    |           |  |
|--|------------------------------------|-----------|--|
| Scope: #4  | Building Feature: Roof and gutters |           |  |
| Rehab/Restoration <input checked="" type="checkbox"/>  | Maintenance                        | Completed | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: 2017  |                                    |           |  |
| Total Cost: \$36,000   |                                    |           |  |
| <p>Description of work</p> <p>Parts of the roof need repair in kind to prevent leaking; Gutters have holes and rust damage and need to be repaired or replaced in kind to avoid leak damage to the siding.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 4, <i>Roofing for Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |                                    |           |  |

|   |  |           |  |
|---|--|-----------|--|
| Scope: #5   | Building Feature: Front staircase treads and railing |           |  |
| Rehab/Restoration <input checked="" type="checkbox"/>   | Maintenance  | Completed | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: 2017   |  |           |  |
| Total Cost: \$8,000   |  |           |  |
| <p>Description of work</p> <p>The stairs have dry rot and the railing is not stable enough. The stairs will be repaired or replaced in kind.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 4, <i>Roofing for Historic Buildings</i> and 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |  |           |  |

Maintenance Plan for 1036 Vallejo St

| Scope: #6  |   | Building Feature: Windows |  |
|--|---|---------------------------|--|
| Rehab/Restoration  | Maintenance <input checked="" type="checkbox"/> | Completed                 | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: Annually  |   |                           |  |
| Total Cost: \$1,000 per year   |   |                           |  |
| <p>Description of work</p> <p>Check windows annually for leaks and damage, repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |   |                           |  |

| Scope: #7   |   | Building Feature: Wood Siding and Shingles |  |
|---|---|--|--|
| Rehab/Restoration   | Maintenance <input checked="" type="checkbox"/> | Completed                                  | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: Annually   |   |  |  |
| Total Cost: \$1,000 per year  |   |  |  |
| <p>Description of work</p> <p>Check wood siding and shingles annually for leaks and damage, repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |   |  |  |

| Scope: #8   |   | Building Feature: Gutters |  |
|---|---|---------------------------|--|
| Rehab/Restoration   | Maintenance <input checked="" type="checkbox"/> | Completed                 | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: Annually   |   |                           |  |
| Total Cost: \$1,000 per year  |   |                           |  |
| <p>Description of work</p> <p>Clean gutters and check for leaks annually. Repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p> |   |                           |  |

|   |   |                        |  |
|---|---|------------------------|--|
| Scope: #9   |   | Building Feature: Roof |  |
| Rehab/Restoration   | Maintenance <input checked="" type="checkbox"/> | Completed              | Proposed <input checked="" type="checkbox"/> |
| Contract year work completion: Every 5 years  |   |                        |  |
| Total Cost: \$2,000 per year  |   |                        |  |
| Description of work   |   |                        |  |
| Check roof every 5 years for leaks and damage, repair in kind as needed.  |   |                        |  |
| The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house. |   |                        |  |
| Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i> .            |   |                        |  |